

# Christie's Planning Study Final Report and Deliverables

April 22, 2021

Planning and Housing Committee



# What does this Plan deliver?

- ✓ **New GO Station and Integrated TTC Loop**
- ✓ **Creation of a Complete Community - Provision of community facilities and amenities for existing and new residents and workers**
- ✓ **98,000 square metres of required non-residential gross floor area to accommodate up to 3,800 jobs**
- ✓ **Buildings that fit into their context and provide a range of types and sizes of units, including affordable housing**





High Park

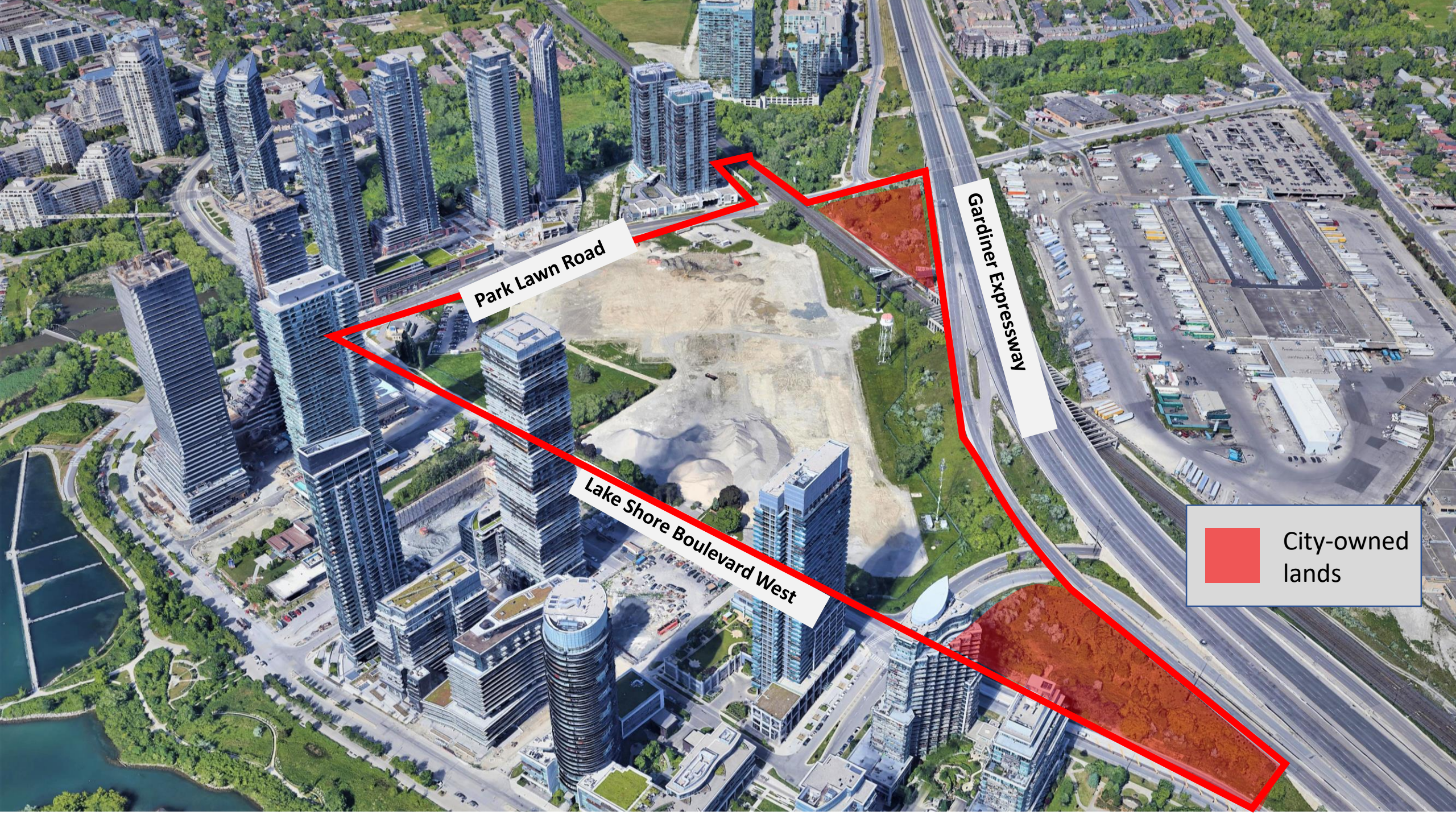
Humber River Valley

Park Lawn Rd

Gardiner Expressway

Lake Shore Blvd W





Park Lawn Road

Lake Shore Boulevard West

Gardiner Expressway

City-owned  
lands



# SASP 15

- Settlement on employment land conversion appeal adopted by Council in July of 2019
  - **Maintain 1.4 hectares of the site as *General Employment Area***, remainder of site to *Regeneration Area*
  - **98,000 m<sup>2</sup> non-residential GFA** required
  - **Residential uses not permitted** until Park Lawn GO Station is secured & funded and TTC improvements are secured to City's satisfaction
  - **Affordable housing** requirements
  - Requirement to **complete a Secondary Plan**
- Note that residential permissions were not part of the SASP – they were determined through the Christie's Planning Study

# Study Phases

## Phase 1

End of 2019

- Initiation of Planning Study
- Establishing Key Directions
- Collecting Population and Demographic Information

## Phase 2

Early to Mid-2020

- Test Options and Alternatives
- Develop a draft Secondary Plan & draft Zoning By-law
- Receive public feedback on the draft Secondary Plan & Zoning By-law

## Phase 3

End of 2020 - Early 2021

- Prepare final Secondary Plan and Zoning By-law
- Bring Final Documents to City Council for consideration

**SASP 15**  
Settlement  
adopted July  
2019 by  
Council

**April 2021 PHC**  
Recommended SP, ZBL, UDG

**Sept 2020 PHC**  
Proposed SP, ZBL, UDG and Status Report on FCR applications

**Jan 2020 PHC**  
Key Directions and Preliminary Report on FCR applications

# New GO Station and Integrated TTC Loop

## Park Lawn GO Station

- Delivered as part of Phase 1
- Part of Metrolinx's Transit Oriented Communities Strategy
- Station design and funding by the developer

## TTC Loop

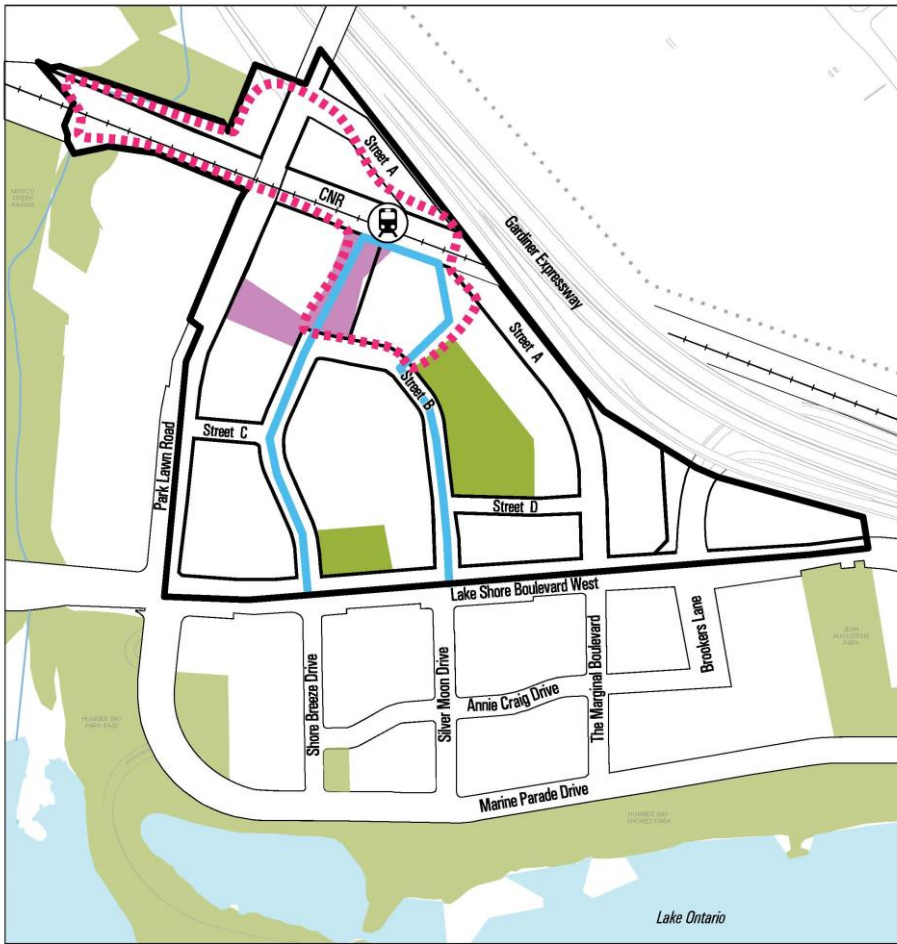
- Finalized as part of Phase 3
- Integrated with the GO Station



# Creation of a Complete Community

- GO Station and integrated TTC loop
- Parkland (1.25 hectares in 2 unencumbered parks + cash-in-lieu)
- 98,000 square metres of non-residential GFA, half of which is office + a range of retail uses
- Affordable housing – up to 1,500 units
- Developer to provide: Community Centre, Library, Daycares (2), Community Agency Space
- Liveability – generous public realm, POPs, spacing between towers, public art
- A range of unit types and sizes - 10% 3-bedroom units and 30% 2/3-bedroom units
- 7,500 residential units





## Structure Plan

- New Parks - 1.25 hectares (green)
- New Privately Owned Publicly Accessible squares – POPs (purple)
- Integrated Transit Hub at Park Lawn GO Station



## Land Use Plan

- 1.4 hectares of Employment Lands south of the tracks
- New street network
- 6 phases of development over 20-25 years

# Affordable Housing

## Affordable Housing Options

- conveyance of land to the City sufficient to accommodate 20% of the residential gross floor area
- provision of 10% of residential gross floor area as purpose-built rental units with affordable rents secured for a period of no less than 20 years
- conveyance to the City of 5% of the residential gross floor area as purpose-built rental units or affordable ownership units

## Result and Security

- Based on 7,500 units (as proposed by First Capital) this will result in **up to 1,500 affordable units**
- To remove the Holding Provision for each phase, the owner will have to submit a Housing Plan that details how much affordable housing has been built, how much is in the current phase, and how the rest of the requirement will be spread across the remaining phases.



# Section 37

PHASING PLAN



\* Note – Requirements not included in S37 include the GO Station, space for the schools

Benefit	Phase	Size/Amount	Details
<b>Two non-profit childcare centres</b>	Phases 2/3	62-spaces each	FCR to provide the space, finish to Ministry standards, + \$500,000 funding for each
<b>Community Agency Space</b>	Phase 3	465 sq. metres (5,000 sq. feet)	FCR to provide the space and construct to base building, + \$750,000 funding to finish
<b>Public Library – provision of space</b>	Phase 4	1,300 sq. metres (14,000 sq. feet)	FCR to provide the space and construct to base building, City to finish using DC's
<b>Public Library – cash contribution</b>	Prior to 2027	\$5.5 million	To be used to renovate the Mimico-Centennial library
<b>Community Recreation Centre</b>	Phase 5	6,040 sq. metres (65,000 sq. feet)	FCR to provide the space and finish to City standards
<b>Streetscape Improvements</b>	Phases 2-6	\$5 million total	In the vicinity of the Plan Area
<b>Public Art</b>	Phases 2-6	\$5 million total	Delivered through the City public art program

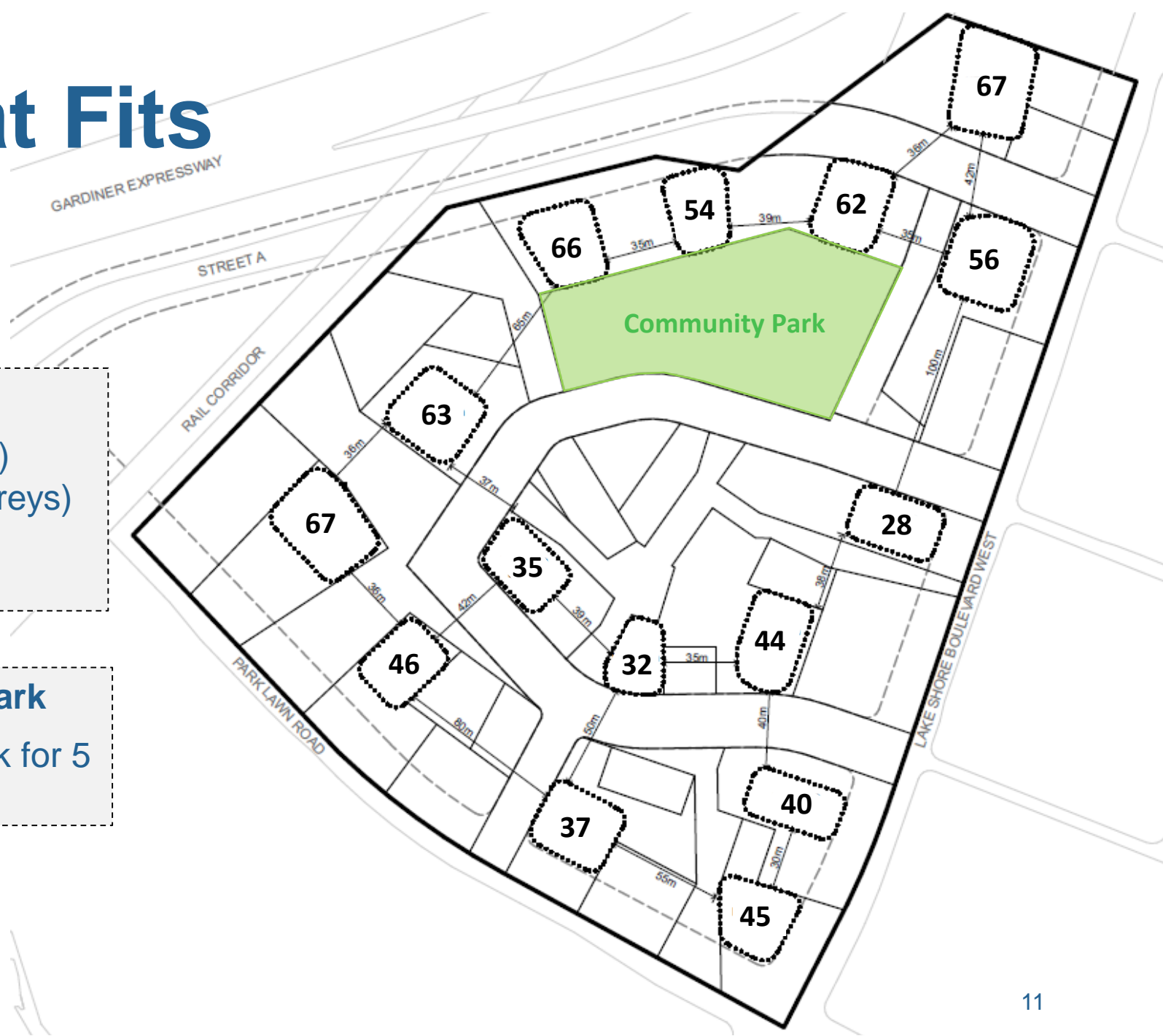
# Built Form that Fits Heights

## Permitted Buildings:

Residential Towers – 15 (28-67 storeys)  
Commercial Buildings – 7 (up to 13 storeys)  
Residential Midrise – 15 (5-11 storeys)

## Shadow Protection of Community Park

No net-new shadow on 85% of the park for 5 continuous hours at the equinox





# Built Form that Fits Tower Separation and GFA

## Tower Separation:

All tower separation distances, except 1, are at least 35 metres

## Area-Specific Zoning By-law Permissions:

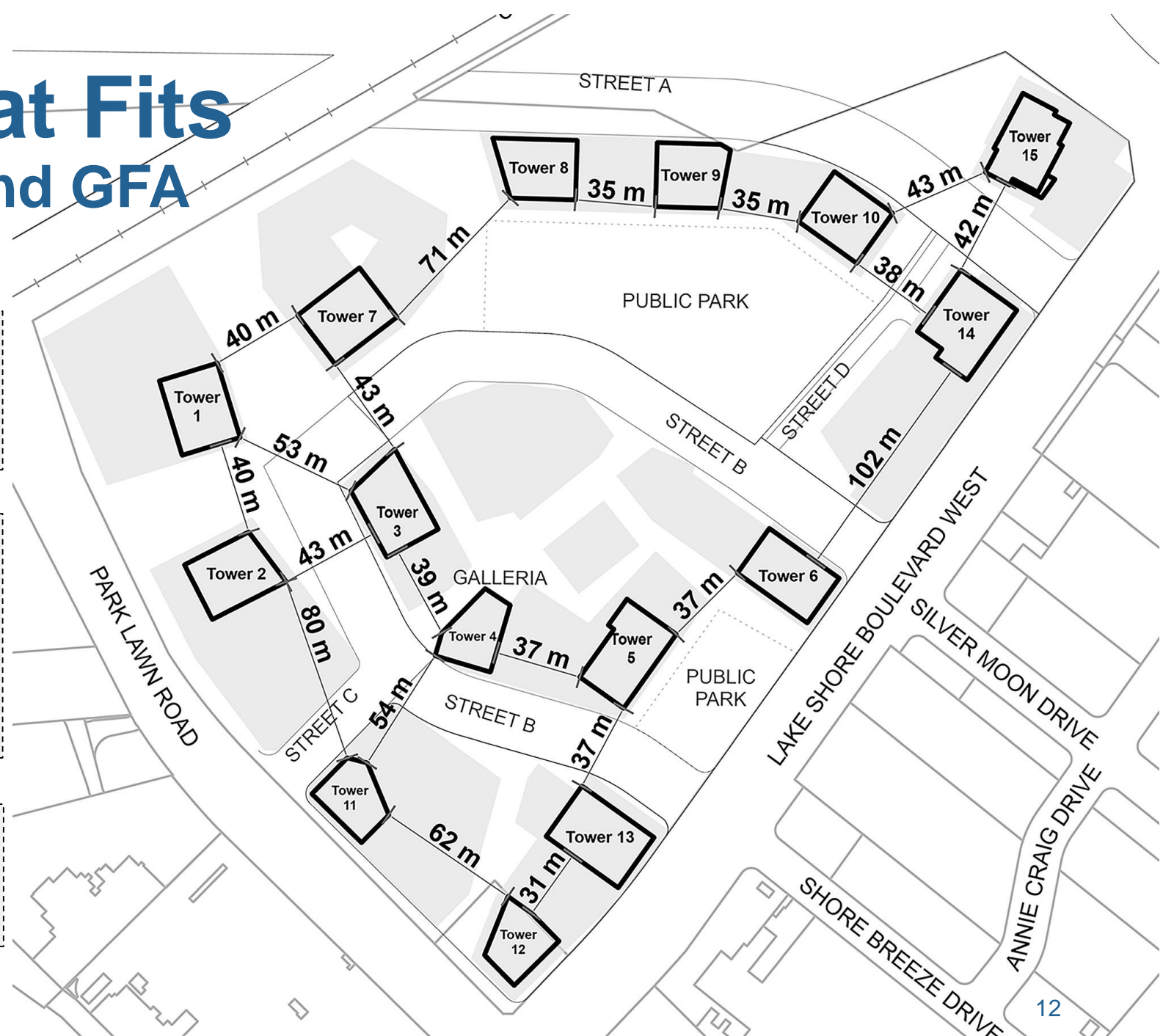
Total GFA = 698,900 m<sup>2</sup>

Non-Residential = 113,900 m<sup>2</sup>

Residential = 585,000 m<sup>2</sup>

## 7,500 residential units

- 10% 3-bedroom units and
- 30% 2/3-bedroom units



# Project Overview

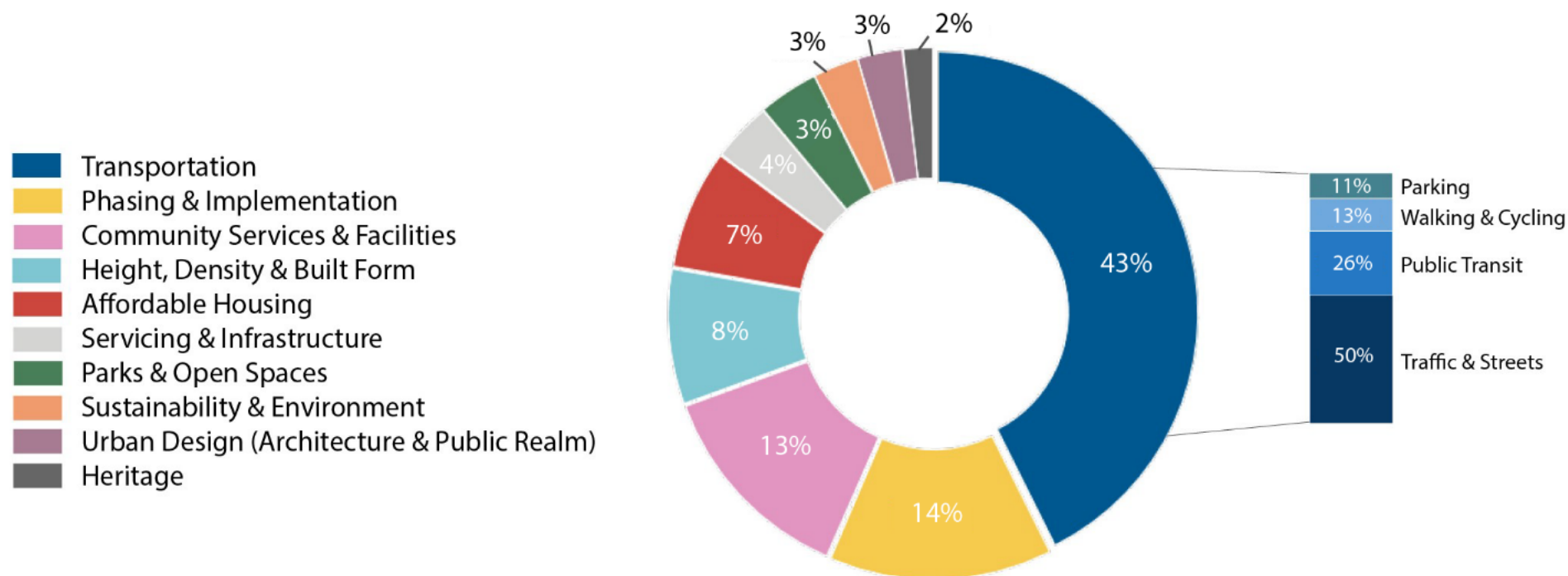




# Public Consultation (Phase 3)

- 1 virtual public consultation meeting (200+ participants);
- 2 rounds of stakeholder meetings (8 meetings);
- Indigenous consultation; and
- opportunities for on-line engagement (EngageTO site).

Note: summaries of all our consultation activities can be found on the study website



# Planning and Housing Committee Report

- **April 22nd PHC Meeting** – Final Report on the Christie's Planning Study
- Summary of Recommendations:
  - Adopt the Secondary Plan, Zoning By-law and Urban Design Guidelines
  - Prior to introducing the Bills, enter into a Section 37 agreement with FCR to secure the community benefits
  - Direct GM, Transportation Services (with City Planning) to develop an agreement for cost sharing Street A



# Overview of Final Deliverables

The **Secondary Plan** provides the overall vision for the Christie's Planning Study Area

- Vision, Objectives and Structure
- Mobility
- Built Form, Land Use and Housing
- Parks and Open Spaces
- Community Services and Facilities
- Infrastructure, Energy and Environment
- Phasing and Implementation

The **Zoning By-law** contains the permissions and requirements for developing the lands

- Permitted uses
- Densities
- Maximum building heights  
building locations, setbacks  
and stepbacks
- Parking rates
- Holding provisions
- Phasing

The **Urban Design Guidelines** provide additional guidance on the design of the public realm and streetscapes

- Promote design quality
- Built form relationships
- Ensure development “fits”
- Streetscape design
- Unique character of area

# Thank-you

